

TOWN OF CHESTER PLANNING BOARD AGENDA

Monday, March 20, 2023, 7:00 P.M.

Town of Chester Municipal Center – 6307 State Route 9, Chestertown

Join Zoom Meeting

<https://us02web.zoom.us/j/89101522550>

Meeting ID: 891 0152 2550

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PUBLIC HEARINGS AND OLD BUSINESS:

- **#SD2023-01:** Varick W. Stringham is seeking approval for a two-lot minor subdivision on property located at 222 Indian Springs Road, identified by Tax Map Parcel #: 120.10-1-50.1, in Zoning District Moderate Intensity.
- **#SD2023-02:** John S. and Rachael L. Shafer are seeking approval for a two-lot minor subdivision on property located at 435 Stock Farm Road, identified by Tax Map Parcel #: 120.-1-7, in Zoning District Rural Use.

MINUTES: Amend or accept minutes from Regular Meeting on February 27, 2023.

CORRESPONDENCE:

- Zoning Administrator's Activity Report for February 2023;
- Warren County Planning Department Project Review and Referral Form, reviewed by Department on March 06, 2023 for #SPR2023-04 and #SPR2023-06. Forms received by the Zoning Office on March 06, 2023;
- Adirondack Park Agency Major Project Public Notice (Application Completed) dated March 01, 2023 and received by the Zoning Office on March 03, 2023 RE: APA Project No. 2022-0015;

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- Adirondack Park Agency Request for Consultation, including proposed plans, dated March 03, 2023 and received by the Zoning Office on March 03, 2023 RE: APA Project No. 2022-0015;
- Adirondack Park Agency Major Project Public Notice (Application Completed) dated March 02, 2023 and received by the Zoning Office on March 13, 2023 RE: APA Project No. 2023-0016;
- Adirondack Park Agency Major Project Public Notice (Application Completed) dated February 21, 2023 and received by the Zoning Office on March 13, 2023 RE: APA Project No. 2022-0272;
- Adirondack Park Agency Request for Consultation, including proposed plans, dated March 16, 2023 and received by the Zoning Office on March 16, 2023 RE: APA Project No. 2022-0272.

▪ OLD BUSINESS:

- **#SPR2020-13:** Loon Lake RV Park LLC (Tim Beadnell) is seeking Site Plan Review approval to finish and renovate the upstairs of the existing Camp Store to offer coin operated video games and coin operated laundry (2 sets). Property is located at 5400-5408 State Route 8, identified by Tax Map Parcel #: 103.-1-18.1, in Zoning District Low Intensity ****TABLED UNTIL FURTHER NOTICE BY REQUEST OF APPLICANT****
- **#SPR2023-04:** Cooper Management Associates, LLC (Deborah Freer) is seeking Site Plan Review approval to renovate and construct additions to the existing restaurant to provide for expanded indoor and new outdoor dining. The proposed additions will consist of a 519 sq. ft. addition for indoor dining and a 507 sq. ft. outdoor covered patio for outdoor dining. Property is located at 5810 State Route 8, identified by Tax Map Parcel #: 104.1-2-1, in Zoning District Hamlet.
- **#SPR2023-06:** Small Tales Day Care (Michael Dittmer) is seeking Site Plan Review approval for a day care center providing all day daycare for ages six (6) weeks to five (5) years utilizing existing rooms (rooms used formerly for the Meal Site and Youth Commission) at the Town of Chester Municipal Center. Property is located at 6307 State Route 9, identified by Tax Map Parcel #: 104.14-1-57.2, in Zoning District Hamlet.

NEW BUSINESS:

- **#SPR2023-08:** Richard Stolen and Cheryl Carlson are seeking Site Plan Review approval for the construction of a 24' x 24' second-story addition (After-the-Fact) to an existing two-car garage with 3' x 5' landing and stairs. Addition is only to be use for storage. The proposed addition will increase the square footage of the existing detached garage by more than fifty-percent (50%). Property is located at 43 Marina Road, identified by Tax Map Parcel #: 86.13-1-18, in Zoning District Moderate Intensity.
- **Request for approval of a minor amendment to the plans approved by the Planning Board on February 27, 2023 for Site Plan Review Application #SPR2023-07:**
 - **#SPR2023-07:** Laszlo Fuzesi is seeking Site Plan Review approval for the construction of a new two-story four-bedroom single-family dwelling, driveway, new on-site wastewater treatment system, water supply well and landscaping. The proposed land use and development will occur on the property where the slopes are in excess of fifteen-percent (15%). Property is located at 115 McPhillips Pine Lane, identified by Tax Map Parcel #: 136.-1-30, in Zoning District Moderate Intensity.

PUBLIC PRIVILEGE:
BOARD PRIVILEGE:
ADJOURNMENT: